BIRMINGHAM DEVELOPMENT PLAN 2031

Proposed Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the pre-submission version of the plan, and do not take account of the deletion or addition of text.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
PMM1	9	Introduction	Amend paragraph 1.12 as follows: "Once adopted the BDP will replace the saved policies of the Birmingham Unitary Development Plan 2005, with the exception of those policies contained within chapter 8 **and paragraphs 3.14 to 3.14D** of that plan which will continue in force until the adoption of the Council's proposed Development Management DPD."	To ensure that detailed guidance related to urban design is retained until the adoption of the Development Management DPD.
PMM2	28	Policy PG1 Overall Levels of Growth	Amend the policy as follows: "Over the Plan period significant levels of housing, employment, office and retail development will be planned for **and provided** along with supporting infrastructure and environmental enhancements:- • 51,100 additional homes. • 2 Regional Investment Sites of 20 and 25 ha and a ~~**80**~~ **71** ha employment site at Peddimore.	For clarity, to correct an error, to reflect the revised boundary of the Peddimore site and to specify Birmingham's total objectively assessed housing need, and the shortfall to be provided elsewhere, in the policy.

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			• A minimum 5 year reservoir of 96 ha of land for employment use. • About ~~**270,000**~~ **350,000** sq.m. gross of comparison retail floorspace by 2026. • A minimum of 745,000 sq.m. gross of office floorspace in the network of centres primarily focussed on the City Centre. • New waste facilities to increase recycling and disposal capacity and minimise the amount of waste sent directly to landfill. **Birmingham's objectively assessed housing need for the period 2011 to 2031 is 89,000 additional homes. It is not possible to deliver all of this additional housing within the City boundary. The City Council will continue to work actively with neighbouring Councils through the Duty to Co-operate to ensure that appropriate provision is made elsewhere within the Greater Birmingham Housing Market Area to meet the shortfall of 37,900 homes."**	
PMM3	28	Policy PG1 – Reasoned Justification	Amend paragraph 4.4 as follows: "The Office of National Statistics (ONS) projections (~~**2010**~~ **2012**) indicate that by 2031 Birmingham's population will rise by ~~**150,000**~~ **156,000** ~~**and that this will mean an increase of 80,000 in the number of households**~~ **and the DCLG 2012-based household projections indicate that this will result**	To ensure that the most up-to-date information is used to inform the Plan and to include an explanation of the approach to securing the delivery of Birmingham's housing shortfall in neighbouring areas.

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			in an increase of 86,000 households between 2011 and 2031." Amend paragraph 4.7 as follows: "The City Council will seek to work collaboratively with neighbouring authorities to secure the development of further homes to contribute toward meeting Birmingham's housing requirement over the period to 2031. **This will focus on the Greater Birmingham Housing Market Area (HMA), which comprises, in addition to Birmingham itself, The Black Country, Bromsgrove, Redditch, Solihull, North Warwickshire, Tamworth, Lichfield, Cannock Chase, South Staffordshire and parts of Stratford-on-Avon. In 2014 the Greater Birmingham and Solihull Local Enterprise Partnership and the Black Country authorities jointly commissioned a study to assess future housing requirements within the two areas and to identify scenarios to provide for additional housing to meet any shortfall, including any unmet needs within Birmingham. The study area covers the majority of the Greater Birmingham HMA. The final phase of the study, together with additional work in relation to employment and sustainability, will provide a basis for a strategy to be agreed to accommodate additional housing provision to meet the shortfall arising in Birmingham and any other shortfalls within the study area. In the case of the Greater Birmingham and Solihull LEP, this will be reflected in the LEP Spatial Plan for Growth. The outcome of this will then**	

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			be taken forward through revisions to individual Local Plans, where this is necessary, to ensure that additional land is allocated for new housing."	
PMM4	31	Policy PG3 Place making	Amend the first sentence of the policy as follows: "All new development will be expected to **~~be designed to the highest possible standards,~~ demonstrate high design quality,** contributing to a strong sense of place." Add the following additional bullet point: **"Make best use of existing buildings and efficient use of land in support of the overall development strategy."**	For clarity and to maximise the efficient use of land through development.
PMM5	35	The Growth Areas	Add at the end of paragraph 5.13 : "**Each policy is accompanied by a plan which illustrates the proposals. This is provided as a visual aid, and does not form part of the policy."**	For clarity and consistency.
PMM6	36	Policy GA1.1 City Centre – Role and Function	Amend the third paragraph as follows, "The **City Centre ~~R~~r**etail **~~C~~c**ore ,as defined on the Policies Map, will continue to be focused around The Bullring, New Street, Corporation Street, The Mailbox and Grand Central and improvements to the quality of the environment and the shopping experience within this area **will be promoted ~~supported~~**. **~~Future comparison retail development provision will be supported at Martineau Galleries, as part~~**	For clarity and to reflect the importance of independent retailing and high quality design.

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			~~of the redevelopment of the wholesale markets site and in conjunction with any proposals for the HS2 station in Eastside.~~ **~~Small~~** **Appropriate** scale retail development will continue to be supported **where it complements the existing Retail Core and** as part of mixed use redevelopments throughout the City Centre. **Independent retailing will also be supported (see policy TP22).** New leisure uses will be promoted within and on the edge of the **City Centre** Retail Core to support the diversification of the City's offer as a top visitor attraction." Amend the fourth paragraph as follows: "The role of the City Centre as a major hub for financial, professional and business services will continue to be supported. The primary focus for additional office development will be within and around the City Centre Core including **the** Snow Hill **District** and Westside. The area of Brindleyplace, **around the proposed HS2 station in** Eastside **and** along Broad Street **~~and around Five Ways~~** will provide further focus for these uses." Amend the first sentence of the fifth paragraph as follows: "…where it provides well-designed **~~good~~** **high** quality living environments…."	
PMM7	37	Policy GA.1.2 City Centre – Growth and Areas of	Amend the title of the Policy as follows: **~~"Growth and Areas of Transformation~~** **Growth and Wider Areas of Change"**	For clarification and consistency and to clarify the approach to addressing floodrisk issues in the River Rea corridor.

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		Transformation	Amend the second sentence of the first paragraph as follows: "…..700,000 sq.m **gross** of office floorspace and 160,000 sq m **gross** of **comparison** retail floorspace.." Amend the final sentence of the first paragraph as follows: "The following ~~**strategic locations**~~ **wider areas of change** will be the focus of the proposed growth." In the Southern Gateway section, amend the final sentence as follows: "Development across the wider Southern Gateway will need to address the **sustainable** management of ~~**water and**~~ **the River Rea Corridor associated with areas of** floodrisk **and** be supported by a range of infrastructure **(including green infrastructure)** and services…."	
PMM8	38	Policy GA1.3 City Centre – the Quarters	Amend as follows: ~~**"St George and St Chad**~~ **Gun Quarter**" – Maintain**ing** the area's …"	To update the name of this area and to ensure consistency.
PMM9	38	Policy GA1.4 City Centre – Connectivity	Add the following to the first bullet: "…**taking advantage of the canal network."** Add the following to bullet 3	To reflect the importance of the canal network and the HS2 proposal

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			"…..**including the proposed HS2 station."**	
PMM10	38	Policy GA1 – Reasoned Justification	Add at the end of paragraph 5.22: "….**and making a significant contribution to the city centre's overall growth proposals."** Add at the end of paragraph 5.27: **"Additional planning guidance will be brought forward where necessary to provide further detail on the development and growth of the quarters. This includes the proposed Jewellery Quarter Neighbourhood Plan."** Add at end of paragraph 5.28: **"Development on EZ sites is expected to have a strong office / commercial element as part of mixed use or standalone proposals."** Add after the first sentence of paragraph 5.29: **"A Retail Strategy will be brought forward by the City Council to set out a vision and a series of actions to deliver a world class retail and leisure offer in the Retail Core."** Add at the end of paragraph 5.29:	To provide further explanation and to acknowledge the importance of higher education.

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			"<u>The growth of the education sector in the city centre is also supported, reflecting the important role of higher and further education.</u>" Add at the end of paragraph 5.31: **"<u>The Birmingham Curzon HS2 Masterplan has been prepared for the area around the proposed HS2 station and this will demonstrate how the benefits of this significant investment can be maximised.</u>"**	
PMM11	42	Policy GA2 Greater Icknield	Amend the second bullet point as follows: "….the site will be redeveloped for a new mix of living, ~~**working**~~ and local shopping …"	For accuracy.
PMM12	42	Policy GA2 – Reasoned Justification	Add additional wording to the end of paragraph 5.36: **"<u>The canals should be protected and enhanced in accordance with Policy TP 7 Green Infrastructure Network</u>"** Amend the second sentence of paragraph 5.38 as follows: "Following ~~**it's**~~ **<u>the</u>** relocation **<u>of most of its services</u>** westwards along the A457 **<u>to the new Midland Metropolitan Hospital</u>,** …."	For accuracy.
PMM13	44	Policy GA3 Aston, Newtown, Lozells	Amend the first paragraph as follows: "An AAP is in place for the area to secure comprehensive regeneration and guide future development over a 15 year	For clarity and to properly reflect the relationship between the BDP and the adopted AAP.

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			period. ~~**Future growth and development will be brought forward in line with the policies set out in the AAP."**~~ Amend the first sentence of the third paragraph as follows: "….to accommodate growth ~~**and**~~ **including** a range of local centre uses ~~**including**~~ **and** housing**."** Amend the third sentence of the third paragraph as follows: "Any proposal brought forward for the site should **contribute to** ~~**improve**~~ **improving** pedestrian linkages, …"	
PMM14	44	Policy GA3 – Reasoned Justification	Amend the third sentence of paragraph 5.43 as follows: "The major arterial routes of the A38 (Aston Expessway), the A34 Birchfield Road **(identified as a Sprint/BRT route)** ….." Amend the second sentence of paragraph 5.47 as follows: "Potential exists……infrastructure improvements **such as a high quality transport interchange,** new community facilities and housing growth." Amend the last sentence of paragraph 5.47 to read: "Sites with development **or enhancement** potential include…"	To provide further explanation.
PMM15	46	Policy GA4 Sutton Coldfield Town Centre	Amend bullet 3 as follows: "Provision will be made …..in line with policy ~~**TP20**~~ **TP21."**	To correct an error.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
PMM16	48	Policy GA5 Langley Sustainable Urban Extension	Amend the first sentence of the first paragraph as follows: "Land to the west of the A38 will be removed from the Green Belt to provide a sustainable urban extension of ~~**approximately**~~ 6,000 new homes." In the second sentence of the third paragraph, replace the word "~~**particular**~~" with "**primary**". Add to the end of the third paragraph: "**As the primary focus of the Langley SUE will be for family housing, this will include areas of residential development at densities averaging around 35dph-40dph. The key design principles of the Langley SUE will be managed through the Masterplan and SPD process."** In the Sustainability and Design section, amend bullet 3 as follows: "A range of supporting facilities will be included as part of the development including ~~**two**~~ **early years provision,** new primary schools, a secondary school. health care facilities and local shops and services." and add additional bullet point as follows:. **"Prior to development commencing an investigation should be undertaken into the existence of mineral deposits on the site, and any workable minerals should be**	For clarity and to reflect further discussions after the hearing session between Birmingham City Council and the Langley Sustainable Urban Extension (SUE) Consortium as set out in the Statement of Common Ground (EXAM 86). To reflect more recent information from Education, include a commitment to 'Sprint' and ensure soil resources and mineral reserves are protected.

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			extracted." In the Connectivity section amend the second bullet as follows: • "New and improved bus connections **including 'Sprint'/Rapid Transit services** will be needed……." In the Green space and ecology section, amend the second bullet point as follows: "All residents should have access to **~~an area of publically~~ publicly** accessible open space**~~, (TP9). Similarly, there should be a~~** children's play area**s ~~within 400 metres of all residents.~~ Pp**laying fields and allotments **~~should also be included within the development~~, in line with the requirements of policy TP9."** Add at the end of the third bullet point: **"These areas should link into the existing green infrastructure network across the city"** Amend the fourth bullet point as follows: "A substantial green corridor **~~of at least 40 ha~~** connecting .." Add an additional bullet point as follows: • **"Development will need to consider impacts on soil resources during construction and operation, adhering to Defra's Code of Practice to protect**	

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			soil." Replace subheading **"~~Historic assets"~~** with **"Heritage assets"**.	
PMM17	49	Policy GA5 – Reasoned Justification	In paragraph 5.58., add after the second sentence. **"Development should seek to protect and enhance biodiversity and should consider wider links to the Birmingham and Black Country Nature Improvement Area."** Amend the first sentence of paragraph 5.62 as follows: "New Hall Valley Country Park is an important **~~green wedge~~ countryside area** which penetrates deep into the urban area and is designated as Green Belt." Add new paragraph after 5.62: **"5.63 Langley's housing density will average around 35-40 dph, reflecting the site's urban fringe location adjacent to open countryside. This density responds to the site's landscape character, environmental qualities and its primary focus on family housing"** Amend the numbering and final sentence of paragraph 5.63 as follows:	For clarification and to reflect further discussions after the hearing session between Birmingham City Council and the Langley Sustainable Urban Extension (SUE) Consortium as set out in the Statement of Common Ground (EXAM 86). To remove reference to Green Wedges, as these areas are Green Belt and to describe New Hall Valley as "countryside"for consistency with policy TP 10.

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			"5.6~~34~~**"** **"……**by Peter Brett **Associates"**	
PMM18	52	Policy GA6 Peddimore	Amend the first paragraph as follows: "Peddimore will deliver ~~**80**~~ **71** ha of new employment land….." Amend the final sentence of the High Quality Design and Landscaping section as follows: " Development should not ~~**encroach**~~ **take place outside the developable area shown on the Policies Map, and building heights close to the northern and eastern edges of that area should be carefully controlled in order to limit their visual impact on** the higher ground/ridge to the north and east which screen longer distance views of the development from the wider Green Belt." Amend the first paragraph of the Access Improvements section as follows: "…..should be linked to **the Langley Sustainable Urban Extension. ~~the adjoining residential areas proposed to the east of the A38~~** and the North Birmingham cycle network**.** Routes are ….." Amend the second paragraph of the Access Improvements section as follows: "New bus connections **including 'Sprint'/Rapid Transit**	To ensure that the visual impact of the proposed development is minimised, to correct an error, include 'a commitment to the provision of 'Sprint' /Rapid Transit services and Freight Management and to ensure that soil and mineral resources are protected.

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			services, will be required….." Amend the final sentence of the fourth paragraph of the Access Improvements Section as follows: "The implementation of an agreed plan**, including Freight Management,** will be a requirement on all development occupiers." Add the following before the final paragraph: **"Development will need to consider impacts on soil resources during construction and operation, adhering to Defra's Code of Practice to protect soil."** Add the following at the end of the policy: **"Prior to development commencing an investigation should be undertaken into the existence of mineral deposits on the site, and any workable minerals should be extracted."**	
PMM19	54	Policy GA7 Bordesley Park	Add a seventh bullet point as follows: • **Protection for and, where appropriate, enhancement of the varied sports facilities currently located in the area, including at Birmingham City Football Club and Birmingham Wheels Park.**	For clarity and to reflect issues raised at the hearing session.
PMM20	54	Policy GA7 –	Add the following at the end of paragraph 5.72:	For clarity and to reflect issues raised at the hearing session.

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		Reasoned Justification	**".The site currently accommodates the Birmingham Wheels Park, providing a range of wheeled sports facilities including speed-skating and go-kart tracks and a stock-car racing circuit, which attract users and spectators from across Birmingham, the West Midlands and further afield. Some of the facilities are extensively used by young people from local schools and community groups. The importance of these facilities is recognised and the AAP will need to support their continued operation through equivalent or better quantity and quality replacement provision elsewhere and/or consolidation on site, in conjunction with any redevelopment of the Wheels site. This will include consideration of the catchment area of the participants involved. Appropriate provision will also need to be made for other existing business occupiers of the site. "**	
PMM21	56	Policy GA8 Eastern Triangle	Amend bullet five on the Stechford section as follows: "Environmental improvements, **including enhancement of water quality, biodiversity and management of floodrisk along with** ~~**and**~~ enhanced access to the River Cole valley." Amend the second bullet point of the Meadway section as follows: • ~~**"….Meadway Local Centre**~~ **Meadway District Centre…**."	For completeness, consistency and to ensure that water quality and floodrisk issues are addressed.

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			Amend bullet four of the Meadway section as follows: • "Improvements to Lea Hall rail station **and formalisation of vehicle parking and interchange** and the pedestrian and cycle links…."	
PMM22	56	Policy GA8 – Reasoned Justification	Add the following after paragraph 5.98: **"The limited value of the Yardley Sewage Works site in terms of the role and function of the Green Belt, the shortage of land for housing in the City, together with the local regeneration benefits and the potential for significant enhancements to the Cole Valley represent exceptional circumstances which justify the release of the site from the Green Belt."**	To confirm the exceptional circumstances justifying the removal of this site from the green belt.
PMM23	61	Policy GA9 Selly Oak and South Edgbaston	Amend the penultimate bullet as follows: • "Improvements to access for public transport, pedestrians and cyclists including enhancements to ~~**the rail station**~~ **University and Selly Oak rail stations."** Amend the final bullet as follows: • "Improvements to the natural environment**, including improvements to the Bourne Brook corridor to encourage habitat connectivity between Woodgate Valley and Cannon Hill Park,** completion of key links in the City's Linear Open Space walkway network including assistance for the restoration of the Lapal Canal **and protection of the preferred restoration**	For clarification and completeness.

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			route."	
PMM24	64	Policy GA10 Longbridge	Amend the first paragraph as follows: "An AAP is in place for the area to secure comprehensive regeneration and guide future development over a 15-20 year period. ~~**Future growth and development will be brought forward in line with the policies set out in the AAP. "**~~ Amend the final sentence as follows: "The AAP has planned for the following levels of growth; 1450 new homes, one Regional Investment Site, 13,500 sq. m gross of ~~**comparison**~~ retail floorspace and 10,000 sq. m office space." Add the following at the end of the policy: **"A total of 28,626 sq. m. of retail floorspace has been committed to date, reflecting changing circumstances since the AAP was adopted. Proposals for further retail development will only be permitted where it can be demonstrated through a full retail impact assessment that there will be no significant adverse impact on investment in, and on the viability of centres in the catchment area**."	To properly reflect the relationship between the BDP and the adopted AAP, to correct an error, and to reflect the granting of planning permission for a Marks and Spencer store at Longbridge.
PMM25	64	Policy GA10 – Reasoned Justification	Add the following at the end of paragraph 5.112: **"Enhancements will be made to the station and its surrounding environment, improvements to bus services made, and a wayfinding strategy implemented to improve Longbridge's quality of place and connect**	To provide further explanation and clarification.

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			neighbourhoods to employment opportunities." Amend paragraph 5.116: The AAP Delivery and Implementation Plan sets out the mechanisms, timescales and agencies involved in delivery of the AAP proposals**. ~~It also sets out policies regarding planning obligations and contributions which will be required to deliver necessary infrastructure, and other measures, to offset the consequences of development.~~ However, the Longbridge Infrastructure Tariff will cease to apply when a Community Infrastructure Levy for Birmingham is adopted.** Amend the first sentence of paragraph 5.117 as follows: "Since adoption of the AAP the area has been ~~designated~~ **promoted** as an ITEC park …"	
PMM26	68	Policy TP1 Reducing the City's Carbon Footprint	Add the following additional bullet: **"Encouraging developers to take account of the natural features of a site (e.g orientation and landscape features) to minimise energy use."**	To provide further explanation.
PMM27	70	Policy TP2 Adapting to Climate Change	Amend the sentence before the final four bullet points as follows: "In order to minimise the impact of overheating new ~~commercial and residential~~ development **and redevelopment schemes** should also:"	To make clear that the policy applies to all forms of development, to emphasise the potential contribution of green roofs and walls and retrofitting and to make clear that the policy applies to all watercourses.

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			Amend the penultimate bullet as follows: • "Where feasible, viable and sustainable provide an accessible green roof **and/or walls** to aid cooling, **particularly in the city centre**, add insulation, enhance biodiversity, plant urban trees and promote sustainable drainage." Amend the final bullet point as follows: "Where applicable, maintain and enhance the ~~**canal**~~ **blue'** network to reflect the ~~**canals' role in urban cooling**~~ **benefits that canals and rivers bring to urban cooling."** Add at the end of the policy: **"The Council will also encourage the retrofitting of these features in areas particularly susceptible to the risk of climate change."**	
PMM28	70	Policy TP2 – Reasoned Justification	Amend the third sentence of paragraph 6.10 as follows: "Birmingham's Green Living Spaces Plan sets the priorities for creating a green network covering open spaces and parks, **linear corridors, blue infrastructure** and green roofs**/walls** to help cool the City." Add the following paragraph after paragraph 6.10: **"Blue infrastructure refers to waterways, rivers, streams, watercourses and canals including their towpaths and environs. The blue network refers to the network of such**	For consistency with policy TP7 and for clarity.

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			features across the city. Areas particularly subject to the effects of climate change are shown on Plan 1 of the Green Living Spaces Plan."	
PMM29	71	Policy TP3 Sustainable Construction	Amend the first sentence as follows: "New development should be designed and constructed **~~to sustainability standards~~ in ways** which **will:"** Amend the second bullet as follows: • "Conserve water and **~~minimise~~ reduce** flood risk." Amend the fifth bullet as follows: • "~~Are~~ **Be** flexible and adaptable …." Amend the second paragraph as follows : "From 2016, **or from whatever subsequent date the government prescribes for the introduction of residential zero carbon standards through the Building Regulations, ~~all new residential developments should aim to be zero-carbon and~~** all new non-residential built developments in excess of 1,000 sq.m. gross permitted floorspace or being developed on a site having an area of 0.5 ha or more should aim to meet BREEAM standard excellent (or any future equivalent) **unless it can be demonstrated that the cost of achieving this would make the proposed development**	For clarification and to ensure consistency with the NPPF.

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			unviable." Amend the third paragraph as follows "Developers will be encouraged to find innovative solutions to achieve the ~~**standards set out in**~~ **objectives of** this policy." Amend the fourth paragraph as follows: "Developers will need to demonstrate how their proposals accord with ~~**any local standards set in SPDs**~~ **the provisions set out above** and if not provide a justification as to why they cannot be achieved. ~~**They will need to undertake a**~~ **A** post construction review process **will be required for developments expected to meet the BREEAM excellent standard** ~~**in the case of residential schemes involving 10 or more dwellings and non-residential schemes larger than the threshold identified above."**~~ Amend the final paragraph as follows: "....Birmingham Energy Savers Scheme~~**, to achieve the same standards of sustainability as in new developments**~~ will also be encouraged……."	
PMM30	71	Policy TP3 Reasoned Justification	Amend the last sentence of paragraph 6.12 as follows: ~~**"All new residential development should meet the relevant national standards for sustainable construction**~~. **In the case of new residential development, this will be achieved through energy performance standards applied through**	To reflect the most recent Ministerial Statement.

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			the Building Regulations in line with the Ministerial Statement of March 25th 2015."	
PMM31	72	Policy TP4 Low and Zero-carbon Energy Generation	Amend the first sentence as follows: **~~"Developers~~ New developments** will be expected to incorporate the provision of low and zero carbon forms of energy generation or to connect into **~~existing~~ low and zero carbon energy generation** networks where they exist **~~in proposals for new development~~**, wherever practicable **and unless it can be demonstrated that the cost of achieving this would make the proposed development unviable"** Amend the second sentence of the second paragraph as follows: "However the use of other technologies – for example solar voltaics or thermal systems, wind turbines, biomass heating or ground source heating – will also be accepted where **~~it can be demonstrated that~~** they will have the same or similar benefits **~~and~~,** there is no adverse impact on amenity **and, in the case of ground source heating, environmental risks can be adequately managed."** Delete the third sentence of the second paragraph: **~~"On sites where low or zero carbon technologies are not feasible, developers will be expected to contribute towards equivalent off site allowable solutions."~~**	For clarification, consistency with the NPPF, to ensure that the environmental risks of ground source heating are taken into account and to reflect the fact that allowable solutions are now covered by the Building Regulations.
PMM32	72	Paragraph 6.23	Amend the paragraph as follows:	For clarification.

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			"Further guidance on ~~low carbon and renewable energy generation~~ **the application of this policy** will be contained in ~~an SPD~~ **the 'Your Green and Healthy City Supplementary Planning Document"**	
PMM33	74	Policy TP6 Managing Floodrisk	Amend the title of the policy as follows; ~~"Managing flood risk~~ **Management of flood risk and water resources."** Amend the Surface Water Drainage Assessment section as follows: ~~"Surface Water Drainage Assessment~~ **Sustainable Drainage Assessment and Operation and Maintenance Plan** **A Sustainable Drainage Assessment and Operation and Maintenance Plan will be required for all major developments, as defined in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.** As part of their Flood Risk Assessment (FRA) **and Sustainable Drainage Assessment** developers should demonstrate that the disposal of surface water from the site will not exacerbate existing flooding and that exce**e**dence flows	To clarify the policy in response to comments from the Environment Agency and to reflect new planning requirements in relation to Sustainable Urban Drainage Systems.

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			will be managed~~. Requirements for discharge from sites are outlined in the SFRA. This will include:~~ ~~Restrictions to the greenfield run-off rate for~~ • ~~Greenfield sites~~ • ~~Brownfield sites at floodrisk~~ • ~~Brownfield sites where there are run-off impacts on a community at floodrisk~~ ~~A minimum of a 20% reduction in peak flows between the existing and developed scenario for;~~ • ~~All other brownfield sites~~ **For all developments where a site-specific Flood Risk Assessment and/or Sustainable Drainage Assessment is required, surface water discharge rates shall be limited to the equivalent site-specific greenfield runoff rate for all return periods up to the 1 in 100 year plus climate change event, unless it can be demonstrated that the cost of achieving this would make the proposed development unviable."**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Amend the last sentence of the first paragraph of the Sustainable Urban Drainage section as follows: ~~**"Where ground conditions are not suitable for infiltration then expected and direct flows into sewers and watercourses will be controlled in order to lessen the impact of flash floods and decrease the risk of flooding.**~~ **Surface water runoff should be managed as close to its source as possible in line with the following drainage hierarchy:** • **Store rainwater for later use.** • **Discharge into the ground (infiltration).** • **Discharge to a surface water body.** • **Discharge to a surface water sewer, highway drain or other drainage system.** • **Drainage to a combined sewer."** Amend the final paragraph of the Sustainable Urban Drainage section as follows: "All SuDS must protect and enhance water quality by reducing the risk of diffuse pollution by means of treating at source and including multiple treatment trains **where feasible.** All SuDS schemes should be designed in accordance with ~~**any**~~ **the** relevant national standards and the**re must be** long-term operation and maintenance arrangements ~~**must be agreed**~~	

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			~~**with the relevant risk management authority**~~ **in place for the lifetime of the development."** Add at the end of the Rivers and Streams section of the policy : **"The following development principles will apply:** **• An easement should be provided between the development and watercourses where appropriate and feasible.** **• Opportunities should be taken to benefit rivers by re-instating natural river channels.** **• Culverted watercourses should be opened up where feasible.** **• Existing open watercourses should not be culverted"** Amend the Enhancements of Water Resources section as follows: "….valuable as wildlife habitats. ~~**Culverting existing open watercourses will not be supported. Where watercourses are in culverts or heavily engineered channels, new development should remove them where impacts on the management of water have been fully considered and addressed. Other measures which would**~~ **Opportunities to** increase the….. Proposals should demonstrate compliance	

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			with **~~the Water Framework Directive,~~ Humber River Basin Management Plan** exploring opportunities to help meet **~~it's~~ the Water Framework Directive's** targets. **Development will not be permitted where a proposal would have a negative impact on surface water (rivers, lakes and canals) or groundwater quantity or quality either directly through pollution of groundwater or by the mobilisation of contaminants already in the ground."**	
PMM34	74	Policy TP6 – Reasoned Justification	Add the following to the end of paragraph 6.28; **"The City Council will work with the Environment Agency to reduce floodrisk in Birmingham in line with the River Trent Catchment Flood Management Plan"** Add the following to the final bullet of paragraph 6.30; • "…**through the appropriate application of Sustainable Drainage Systems."** Add the following additional bullets: • **"Opportunities should be sought to reduce the overall level of floodrisk in the area and beyond through the layout and form of development.** • **Development should be designed to be safe throughout its lifetime, taking account of the potential impacts of climate change."** Add the following at the end of paragraph 6.31:	To clarify the policy, to reflect current initiatives in relation to the River Rea and to include reference to the Catchment Management Plan.

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			"Birmingham City Council, the Environment Agency and Severn Trent Water are working in partnership to deliver flood risk and environmental improvements throughout the River Rea catchment. To deliver these improvements, third party external funding is required to secure capital funds from government. Developers are encouraged to consult with the above mentioned partnership to identify opportunities and synergies prior to planning." Add the following at the end of paragraph 6.32: **"A Sustainable Drainage: Guide to Design, Adoption and Maintenance will be produced to provide detailed guidance to support the implementation of sustainable drainage systems including guidance on the national requirements for SUDS, the local requirements placed on developers and the technical requirements."** Amend paragraph 6.33 as follows: "….. future development of the Flood and Water Management Act 2010 ~~**including the establishment of SuDS Approving Bodies."**~~ Add the following at the end of paragraph 6.34: **"Birmingham lies within the Tame, Anker and Mease catchment for which a catchment-based approach is being promoted by DEFRA and the Environment Agency. A Catchment Management Plan has been prepared for the**	

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			Birmingham element of this catchment."	
PMM35	76	Policy TP7 Green Infrastructure Network	Amend the first sentence of the second paragraph as follows: "Any development proposal that would **~~adversely affect the integrity of the network will be refused~~** **sever or significantly reduce a green infrastructure link will not be permitted."**	For consistency with the NPPF.
PMM36	76	Policy TP7 – Reasoned Justification	Add the following at the end of paragraph 6.38: **" and the objectives of the Birmingham and Black Country Nature Improvement Area"** Add the following at the end of paragraph 6.41 ; **"The green infrastructure network is illustrated on plan 15 and can be viewed at a larger scale on the Council's website at (insert link at publication)."** Amend the final sentence of paragraph 6.43 as follows: "The use and value of hedgerows **and permanent grasslands** are also increasing….."	For clarification, to include a reference to the Birmingham and Black Country Nature Improvement Area and to reflect the importance of permanent grasslands.
PMM37	77	Plan 15	Replace with an A4 size plan showing all categories of green infrastructure	For clarification.
PMM38	78	Policy TP8 Biodiversity and Geodiversity	Delete the following words at the end of the first paragraph: "… **~~currently identified in the Policies Map or subsequently~~**	For consistency with the NPPF, to remove unnecessary text and to include a reference to the Birmingham and Black Country

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			~~**identified**~~". Amend the second paragraph as follows: "Development which directly or indirectly causes harm to sites of national importance (SSSIs and NNRs) will not be permitted **unless the benefits of the development clearly outweigh the impact that it is likely to have on the features that make the site special and any broader impacts on the national network of SSSIs."** Amend the first bullet point of the third paragraph as follows • "The ~~**strategic need for**~~ **benefits of** the proposal outweigh~~**s**~~ the need to safeguard the ~~**importance of the**~~ designated site, or important habitat, species or geological feature ~~**and no alternative site is available which will meet the need."**~~ Amend the fourth paragraph as follows: "Development proposals which ~~**may**~~ **are likely to** affect any designated site……." Amend the fifth paragraph as follows: "The integrity of wildlife corridors ~~**and stepping stones**~~ will be protected……" Amend the penultimate paragraph as follows: "Priority habitats and priority species listed in Section 41 of the	Nature Improvement Area.

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			Natural Environment and Rural Communities Act 2006 or in ~~national and~~ **the** local Biodiversity Action Plan~~s~~ will be maintained and opportunities to enhance and add to these natural assets will also be identified." Amend the final paragraph as follows: "All development should, where relevant~~, contribute to enhancing~~ **support the enhancement of** Birmingham's natural environment, having regard to strategic objectives for the maintenance, restoration and creation of ecological and geological assets, **such as those identified for the Birmingham and Black Country Nature Improvement Area."**	
PMM39	78	PolicyTP8 – Reasoned Justification	Amend the second sentence of paragraph 6.45 as follows: "There are currently two Sites of Special Scientific Interest (SSIs), ~~10~~ **11** Local Nature Reserves (LNRs), ~~56~~ **55** Sites of Importance for Nature Conservation (SINCs), and ~~over 110~~ **121** Sites of Local Importance for Nature Conservation….." Add at the end of the paragraph 6.45. **"Sites which are currently designated as of national, regional or local importance are shown on a plan which is available on the Council's website at (insert link at publication)."** Add additional paragraph after paragraph 6.46:	For clarity and to update numbers of LNRs, SINCs and SLINCs..

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			"6.46a The Habitats Regulation Assessment (HRA) confirms that there are no sites of European significance within Birmingham's administrative boundary although there are sites nearby – for example, the Cannock Chase and Cannock Chase Extension Canal Special Areas of Conservation (SACs). The HRA confirms that the proposals within this Plan are not likely to have an adverse effect on any of these sites. However the Council will continue to have regard to the need to protect these sites in considering major development proposals."	
PMM40	80	Policy TP9 Open Space, Playing Fields and Allotments	Add additional bullet to first section: • "**The development is for alternative sport or recreational provision, the benefits of which clearly outweigh the loss"** Amend the second and third paragraphs of the Provision of public open space section as follows; "New developments, particularly residential, will place additional demand upon all types of open space and children's play areas. New residents, visitors to Birmingham and people working within the city all place varying demands upon open space. **In new residential developments provision of new public open space will be required broadly in line with the standard of 2 ha per 1000 population.** ~~**The City Council's Public Open Space in New Residential Development SPD**~~	To ensure consistency with the NPPF and to explain the relationship of the policy to the SPD.

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			~~**requires.**~~ **il**n most circumstances ~~**that**~~ residential schemes of 20 or more dwellings should provide on site public open space and/or children's play provision. However, developer contributions could be used to address the demand from new residents on other types of open space such as allotments and civic spaces. ~~**In new residential developments provision of new public open space will be required broadly in line with the standard of 2 ha per 1000 population.**~~ Further detail **on the implementation of these requirements** is provided in the Public Open Space in New Residential Development SPD."	
PMM41	82	Policy TP10 Green Belt	Amend the second paragraph as follows: "The Green Belt in Birmingham includes a number of ~~**Green Wedges which are**~~ areas of countryside which extend into the City" Amend the third paragraph as follows: "The following ~~**Green Wedges**~~ **areas** form part of the Green Belt" Amend the fourth bullet point of paragraph three as follows: ~~**"Newhall**~~ **New Hall** Valley." Amend the fourth paragraph as follows: "Measures to improve public access to the**se Green Belt**	To remove reference to Green Wedges, for clarity as these areas are Green Belt and for consistency with the NPPF.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			areas ~~Green Wedges~~ and the wider Green Belt will be encouraged." Amend the final sentence as follows: "Outdoor sport and recreational facilities **~~in keeping with the character and function of the Green Belt~~** will also be supported, **provided that their provision preserves the openness of the Green Belt, and does not conflict with the purposes of including land within it."**	
PMM42	83	Policy TP11 Sports Facilities	Amend the first paragraph as follows: The provision and availability of facilities for people to take part in **formal and** informal activity, that contribute to healthier lifestyles ….will be supported and promoted' Amend the second paragraph as follows: "The City Council.…where deficiencies **and oversupply** are identified **in an up-to-date need assessment** will aim to work with partners to address this." Amend the third paragraph as follows: ".….the loss of existing sports facilities for these sports will not be allowed unless **~~appropriate~~ an equivalent or better quantity and quality** replacement provision is provided." Amend the fourth paragraph as follows: "Facilities within the city's **~~schools~~ educational**	For clarification and consistency with the NPPF.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			establishments that can be used by the community provide a useful contribution…" Amend the fifth paragraph as follows: **~~"Sporting f~~F**acilities **for participation sport** which attract large numbers of visitors…." Amend the final paragraph as follows: "….. amenity of local residents. **Advice should be sought from Sport England when considering proposals for sports lighting. The use of planning conditions to control the use of sports lights may be applied where appropriate."**	
PMM43	83	Policy TP11 – Reasoned Justification	Amend the last sentence of paragraph 6.64 as follows: **"While these are not covered by policy TP11 they ~~these~~** will continue to be important assets for the City **~~but sit~~ ~~outside the approach to protection of facilities set out in the policy.~~ and are covered by policy TP24."**	For clarity.
PMM44	84	Policy TP12 Historic environment	Amend the first sentence as follows: "The historic environment**~~, consisting of~~ consists of** archaeological remains, historic buildings, townscapes and landscapes**~~, including~~ and includes** locally significant assets and their settings in addition to designated and statutorily protected features**. It** will be valued, protected, enhanced and	For clarity and consistency with the NPPF.

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			managed…**”** Add at the end of the first paragraph; “..**and the Council will seek to manage new development in ways which will make a positive contribution to its character.”** Amend the first bullet point as follows: “Great weight will be given to the conservation of the City’s heritage assets. **Proposals for** new development affecting a designated or non-designated heritage asset or its setting, including alterations and additions, will be ~~**expected to make a positive contribution to its character, appearance and significance**~~ **determined in accordance with national policy.”** Amend the final bullet point as follows: “Innovative design ~~**which retains the significance of the heritage assets(s) and integrates the historic environment into new development**~~ **which retains the significance of heritage asset(s**) and is integrated **with** ~~**.Development proposals that raise awareness of**~~ the historic environment will be encouraged.” Amend the first sentence of the final paragraph as follows: “The historic importance of canals is acknowledged, and important groups of canal buildings and features will be	

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			protected, **<u>especially</u>** where they are listed or in a Conservation Area."	
PMM45	86	Policy TP13 Sustainable Management of the City's Waste	Add the following at the end of the policy: **<u>"In the case of development on any site of over 5 hectares, the Council will require the preparation of a strategy for the prevention, minimisation and management of waste."</u>**	To ensure the minimisation of waste produced during development.
PMM46	87	Policy TP14 New and Existing Waste Facilities	Amend the first two lines of the fourth bullet point as follows: "Protecting existing **~~waste management~~** facilities **~~in Birmingham~~** that contribute to **~~the City's~~** waste management capacity, provided that they …"	For clarity and to remove unnecessary text.
PMM47	88	Policy TP15 Location of Waste Management Facilities	Amend the first sentence of the second paragraph as follows: "Proposals for new or expanded waste management facilities, **<u>including in the locations listed above</u>,** will be considered against the following criteria:"	For clarity.
PMM48	88	New Policy after Policy TP15	Add additional policy as follows: **<u>"Minerals</u>** **<u>Introduction</u>** **<u>6.91 The delivery of the growth strategy set out in this Plan will require the use of a significant amount of aggregates and other minerals. Although there are no</u>**	To ensure any workable minerals are protected.

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			active mineral workings within the city, it is important that potentially valuable mineral deposits are not sterilised, and that minerals infrastructure is protected. **Policy TP15A Minerals** **Prior to the commencement of development on any site of over 5 hectares, an investigation should be undertaken into the existence of mineral deposits on the site and any workable minerals should be extracted.** **Minerals infrastructure, including sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material, and any associated bulk transport facilities will be protected. Proposals that would lead to the loss of such facilities without adequate replacement will normally be refused.** **Why we have taken this approach** **6.92 There are no active mineral workings within Birmingham, and this has been the position for many years. However there are known to be mineral deposits within the city boundary, including deposits which extend beneath the existing built-up area. Where major development/redevelopment schemes take place, it is important that any workable minerals are identified and**	

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			extracted in order to prevent them from being sterilised. **6.93 The Council's policies for the management of waste seek to encourage the recycling of construction and demolition waste. This can make an important contribution to meeting the demand for aggregates within the city. The Council will therefore seek to protect facilities associated with this, and minerals infrastructure generally.** **6.94 The Council will continue to work in partnership with the other Metropolitan Authorities to produce and keep up-to-date a Local Aggregates Assessment and will continue to contribute to the work of the Regional Aggregates Working Party"**	
PMM49	94	Policy TP17 Regional Investment Sites	Amend the final paragraph as follows: "Two Regional Investment Sites are currently being developed at Longbridge and at East Aston. Development on these sites will be restricted to ~~**high quality**~~ uses falling within Use Classes B1 and B2. Warehousing will only be ~~**supported**~~ **permitted** where it is ancillary to the main B1 or B2 use. Complementary facilities to the RIS such as leisure facilities, small-scale retail and conferencing facilities may be ~~**supported**~~ **permitted** but only at an appropriate scale and ancillary to the main B1/B2 use of the site. The potential for supporting facilities to be provided off site, through either new or existing facilities, will also be taken into account."``	For clarity.

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PMM50	94	Policy TP17 – Reasoned Justification	Insert a new paragraph after paragraph 7.10 as follows: **“Development on the Regional Investment Sites is intended to comprise high quality uses within the B1 and B2 Use Classes and appropriate complementary facilities to ensure that the sites are attractive to high value investment. Uses that would have a detrimental impact on the intended character of the Regional Investment Sites would undermine this aim and as such are not appropriate for these sites. Examples of such uses include vehicular repairs and waste activities falling within the B2 use class.”**	To explain that certain types of employment development are / are not appropriate on RIS.
PMM51	95	Policy TP18 Core Employment Areas	Amend the first sentence of the second paragraph as follows: “For this purpose ~~**economic development**~~ **employment use** is defined as B1b (Research and Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Warehousing and Distribution) and other uses appropriate for industrial areas such as waste management**, builders’ merchants and machine/tool hire centres.”**	For clarity and completeness.
PMM52	95	Policy TP18 – Reasoned Justification	Add the following to the end of paragraph 7.14: “**The need to retain the areas shown as Core Employment Areas on the Policies Map will be kept under regular review. Land within the HS2 Safeguarding Area at Washwood Heath will also become available for employment use in the event that it is not required for HS2**	To ensure consistency with the NPPF and to confirm the position in relation to HS2.

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			purposes."	
PMM53	96	Policy TP19 Protection of Employment Land	Delete the second paragraph: **~~"The Core Employment Areas defined on the Policies Map will be safeguarded for employment development and other uses appropriate for employment areas such as waste management facilities."~~** Amend the third paragraph as follows: "Outside **~~of~~ Regional Investment Sites and** Core Employment Areas there **~~are~~ may be** occasions where employment land has become obsolete and can no longer make a contribution towards the portfolio of employment land. In such cases change of use proposals from employment development to other uses will be **~~supported~~ permitted** where it can be demonstrated that either: • The site is considered a non-conforming use; or • The site is no longer attractive for employment development **~~based on the marketing, viability and other tests set out in the SPD on the Loss of Industrial Land to Alternative Uses~~ having been actively marketed, normally for a minimum of two years, at a price which accords with other industrial**	To remove repetition, for clarity and completeness, consistency with the NPPF and to incorporate key aspects of the Loss of Industrial Land SPD in the Plan.

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			property of a similar type in the area. Where it is argued that redevelopment for employment purposes would be commercially unviable, a viability assessment may also be required which should include investigations into the potential for public sector funding to overcome any site constraints." Delete the final paragraph: ~~**"Proposals involving the loss of employment land will be expected to make a financial contribution towards the upgrading and improvement of the quality of other employment land within the vicinity of the development."**~~	
PMM54	96	Policy TP19 Reasoned Justification	Amend paragraph 7.18 as follows: "The SPD on the Loss of Industrial Land to Alternative Uses provides an appropriate and effective way of assessing loss of employment land proposals **and provides further details on the information required when submitting a planning application involving the loss of employment land. An updated version of this SPD will be prepared to reflect the incorporation of aspects of it within this Plan."**	To clarify the position in relation to the Loss of Industrial Land SPD.
PMM55	97	Policy TP20 The Network and Hierarchy of Centres	Add after the second sentence of the first paragraph: "**Residential development will also be supported in centres having regard to the provisions of Policy TP23.**	For clarity, to confirm that residential development is an acceptable use in centres and the Council's support for reducing vacancies. To change the status of the

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Add at the end of the first paragraph: "….will be encouraged, **particularly where they can help bring vacant buildings back into positive use."** Amend the fourth paragraph as follows: "The comparison retail requirements as set out in the table **include commitments and** should be treated as specific to each centre." Add the following to the District Centre list: **"Longbridge"** Add the following at the end of the District Centre explanation in the table: **"In the case of Longbridge the provision of additional comparison retail floorspace will be controlled in accordance with policy GA 10."** Delete the following from the Local Centre list: ~~**"Longbridge**~~ ~~**Tyburn Road"**~~ Add the following to the Local Centre List: **"Green Lane**	proposed centre at Longbridge following the decision to grant planning permission for Marks & Spencer, to correct errors and to ensure consistency with the Shopping and Local Centres SPD in terms of the names of centres.

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			Yardley Road" Amend the name of the following District Growth Centre: "Perry Barr~~/Birchfield"~~ Amend the names of the following District Centres : "Alum Rock **Road** Coventry Road, ~~**Small Heath**~~ Edgbaston ~~**(Five Ways)**~~ Swan ~~**Shopping Centre"**~~ Amend the names of the following Local Centres: **"The Parade,** Hall Green Highfield Road, **Hall Green** Kings Norton **Green** Lozells ~~**Road**~~ Quinton ~~**Village**~~ Robin Hood, **Hall Green"** Make consequential changes to Plan 16 and the Policies Map Amend the final paragraph as follows:	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			"Except for any specific allocations in this Plan, proposals for - ~~**retail, office, leisure and entertainment**~~ **main town centre uses** outside **the boundaries** of the network **of** centres **identified in policy TP 20** will not be ~~**supported**~~ **permitted** unless they satisfy the requirements set out in national planning policy. An impact assessment will be required for proposals greater than 2,500 sq.m. (gross). **The City Centre boundary for main town centre uses, and the City Centre Retail Core boundary are both shown on the Policies Map. Boundaries for other centres are shown in the Shopping and Local Centres SPD."**	
PMM56	98	Policy TP20 – Reasoned Justification	Add the following after the second sentence of paragraph 7.21: "The Shopping and Local Centres SPD contains boundaries and Primary Shopping Areas for each of the centres identified except for the City Centre. **However it should be noted that the hierarchy used in the SPD differs in some respect from that in this policy. It is proposed to update the SPD to bring it in line with this Plan."** Add the following at the end of paragraph 7.23. **"The floorspace figures are inclusive of commitments, which totalled around 142,000 sq m gross in 2012, about 77,000 sq m of which was in the City Centre, Sutton Coldfield and the District Growth Centres."** Add the following to the end of paragraph 7.27: "**The leisure, evening economy is also important and will**	For completeness, consistency with the NPPF, to highlight the importance of the evening economy in centres and to reflect the grant of planning permission for Marks &Spencer at Longbridge.

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			continue to be supported in suitable centres and in line with the principles established in policy PG3." Amend paragraph 7.28 as follows: **~~"The Longbridge AAP~~ Policy GA10** sets out specific levels of retail and office floorspace for the new centre at Longbridge."	
PMM57	102	Policy TP23 Promoting a Diversity of Uses within Centres	Amend the third bullet as follows: "Restaurants **~~and~~** takeaways, **pubs and bars."** Amend the second and third paragraphs as follows: **~~"Within this context it remains important to ensure that:~~** • **~~Centres can maintain their predominantly retail function and provide shops (class A1 uses) to meet day to day needs.~~** • **~~There is no over-concentration of non retail uses (class A2, A3, A4 and A5) within a centre, and no dead frontages to the detriment of the retail function, attractiveness and character of the centre in question.~~** **~~It is recognised that centres vary in terms of the mix of uses they contain and some have niche roles, for example the Balti Triangle in Sparkbrook. These niche roles will continue to be supported.~~** **As well as these uses it is also recognised that centres**	For clarity and consistency and to include the key policy elements of the Shopping and Local Centres SPD in the BDP in line with the NPPF.

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			vary in terms of the mix of uses they contain and some have niche roles, for example the Balti Triangle in Sparkbrook. These niche roles will continue to be supported. **Within this context it remains important to ensure that centres maintain their predominantly retail function and provide shops (Class A1 uses) to meet day to day needs. Primary Shopping Areas have been defined to help achieve this by protecting the retail function of centres.** **Within the Primary Shopping Areas:** • **55% of all ground floor units in the Sub-Regional and District Centres (including District Growth Points) should be retained in retail (Class A1) use and** • **50% of all ground floor units in the Local Centres should be retained in retail (Class A1) use.** **Applications for change of use out of A1 will normally be refused if approval would reduce the proportion of units in A1 use to below these thresholds , unless exceptional circumstances can be demonstrated.** **In addition, within the Centre boundary of the Sub Regional, District (including Growth Points) and Local Centres, no more than 10% of units within the centre or within any frontage shall consist of hot food takeaways.**	

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			Further detail on the application of this policy is contained in the Shopping and Local Centres SPD. The boundaries of the centres and the Primary Shopping Areas are defined within the SPD."	
PMM58	102	Policy TP23 – Reasoned Justification	Add a new final sentence to para 7.38 as follows: **"This policy seeks to ensure that the main retail function is not undermined by a concentration of non A1 uses and that an over-concentration of uses such as hot-food takeaways does not occur."** Amend the final sentence of para 7.39 as follows: **"More detail on the application of these policies is contained in t~~T~~**he Shopping and Local Centres SPD**. ~~provides detailed policies on the concentrations of specific uses within Centres."~~**	Consequential on modification PMM63.
PMM59	103	Policy TP24 Tourism and Tourist Facilities	Amend the title of the policy as follows: "Tourism and ~~**tourist**~~ **cultural** facilities." Amend the first sentence of the second paragraph as follows: "This will include supporting the City's existing tourist **and cultural** facilities….."	To clarify the scope of the policy.
PMM60	108	Policy TP26 Sustainable Neighbourhoods	Amend bullet 5 as follows: "…and the use of green **and blue** infrastructure."	For clarity.

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PMM61	109	Policy TP27 The Location of New Housing	Amend the first sentence as follows: "**~~Proposals for n~~N**ew residential development…." Amend the first bullet as follows: • "Be located outside flood zones 2 and 3**a** (unless effective mitigation measures can be demonstrated) **and 3b."** Amend the second bullet point as follows: "Be adequately serviced by existing or new infrastructure which should be in place before the new housing **~~is provided~~ for which it is required."**	For clarity and to ensure consistency with the NPPF.
PMM62	110	Policy TP28 The Housing Trajectory	Amend the trajectory as follows: • **~~"1,300 dwellings per annum (2011/12 – 2013/14)~~** • **~~1,900 dwellings per annum (2014/15 – 2015/16)~~** • **~~2,500 dwellings per annum (2016/17 – 2020/21)~~** • **~~3,090 dwellings per annum (2021/22 – 2030/31)~~** • **1,650 dwellings per annum (2011/12 – 2014/15)** • **2,500 dwellings per annum (2015/16 – 2017/18)** • **2,850 dwellings per annum (2018/19 – 2030/31)"**	To ensure that the trajectory reflects the available supply as demonstrated in the SHLAA.

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			And make consequential change to Figure 1	
PMM63	110	Policy TP28 – Reasoned Justification	Add at the following at the end of paragraph 8.13 **“Whilst the trajectory sets out annual provision rates, they are not ceilings. Housing provision over and above that set out in the trajectory will be encouraged and facilitated wherever possible.”**	To make it clear that the figures in the trajectory are not maxima.
PMM64	111	Policy TP29 The Type, Size and Density of New Housing	After the first paragraph, add a fifth bullet point as follows: • **“Market signals and local housing market trends**.” In the final paragraph, revise the second sentence as follows: “There may be occasions where a lower density would be appropriate **in order to preserve the character of the locality**, for instance within a conservation area or a mature suburb, or where a proposal would make …”	For clarity and consistency with the NPPF.
PMM65	111	Policy TP29 – Reasoned Justification	Add new paragraph after paragraph 8.19: **“The private rented sector, where multiple units are developed and held in single ownership for long term rental, is supported by the City Council as making an important contribution to the supply of housing in the city, and meeting the needs of a mobile workforce, young professionals, households who have deferred house purchase or those who prefer to rent as a lifestyle choice. The City Council recognise the different characteristics of such developments (typically funded by large institutions**	To ensure consistency with the NPPF.

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			or investors), including the lifetime development economics, which look to longer term returns rather than short term "market" gains (compared to more traditional open market schemes), and will have regard to its particular characteristics during the decision making process when assessing the acceptability and viability of schemes."	
PMM66	112	Policy TP30 Affordable Housing	Amend the first sentence as follows: "The City Council will seek **~~a developer contribution of~~** 35% **affordable homes as a developer contribution** **~~towards the provision of affordable housing~~** on new developments of 15 dwellings or more." Amend the fourth paragraph as follows: "In addition to general needs housing, development proposals for housing of a specialist nature **within the C3 use class**, such as housing for the elderly including extra care, supported housing and age restricted housing, will…." Amend the final paragraph as follows: "Where the applicant considers that a development proposal cannot provide affordable housing in accordance with the percentages set out above, **~~either~~** **for example** due to abnormal costs or changing economic conditions, the viability of the proposal will be assessed using a viability assessment tool as specified by the City Council. The use of a standard	To clarify the policy and for consistency with proposed modifications to policy TP29.

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			assessment tool* ~~**for all development proposals**~~ will ensure that viability is assessed in a transparent and consistent way. The level of provision will only be revised where viability has been assessed using the specified tool**. <u>The different characteristics of developments which look to longer term returns rather than short term "market" gains, such as multiple units of private rented sector housing in a single ownership intended for long term rental, will be taken into account when assessing viability.</u>** Costs associated with assessing the viability of a proposal shall be borne by the applicant."	
PM67	114	Policy TP31 Housing Regeneration	Add an additional bullet point as follows: • "The Bromford Estate • **<u>Newtown</u>** Druids Heath and Maypole**<u>"</u>**	To correct an error.
PMM68	115	Policy TP32 Student Accommodation	Amend the final bullet point as follows: • "The design and layout of the accommodation together with the associated facilities provided will create <u>a **safe, secure**</u> ~~**positive**~~ **<u>and welcoming</u>** living ~~**experience**~~ **<u>environment."</u>**	For clarity and to ensure that safety issues are recognised.
PMM69	116	Policy TP 33 Provision for Gypsies, travellers and	Add an additional sentence at the beginning as follows: **<u>"The following sites are allocated to provide for</u>**	For clarity and to reflect the requirements of national policy and to allocate sites to meet the needs of gypsies and travellers in line with

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		Travelling Showpeople	**accommodation for gypsies and travellers:** • **Hubert St/Aston Brook St East** • **Rupert St/Proctor St"** Revise the first sentence of the submitted policy as follows: ~~**"The provision of**~~ **Other proposals for** accommodation for Gypsies, Travellers and Travelling Showpeople will be ~~**supported on suitable sites in sustainable locations permitted where…"**~~ Delete the first and second bullet points: • ~~**There is a demonstrated need for Gypsy and Traveller. Travelling Showpeople accommodation in the City identified by a regional, sub-regional or local need assessment.**~~ • ~~**The site would not unacceptably adversely affect the character of the immediate or surrounding area, and there would be no significant unacceptable adverse impact on the amenity of nearby residents or on the operations of adjoining land uses."**~~ Amend the third bullet point as follows: • "The site is of sufficient size to accommodate pitches**/plots** of an appropriate size, and, in the case of Travelling Showpeople, to accommodate appropriate levels of storage space."	the conclusions of the updated Gypsy and Traveller Assessment.

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			Amend the fifth bullet point as follows: • "The site is accessible to shops, schools, health facilities and employment opportunities **~~by public transport, on foot or by cycle~~** and is capable of being served by services such as mains water, sewerage and power and waste disposal." Delete the final sentence : **~~"In applying the above criteria the City Council will seek to ensure that there is an even distribution of sites across the City."~~**	
PMM70	116	Policy TP33 – Reasoned Justification	Amend the final sentence of paragraph 8.33 as follows; "The City Council will seek to **~~enable the provision of~~ meet identified need on** suitable sites in **~~appropriate~~ sustainable** locations **and maintain a five year supply of deliverable pitches / plots."** Amend paragraph 8.34 as follows: "The Gypsy and Traveller Assessment **(2014)** **~~undertaken jointly with the neighbouring authorities of Coventry City Council and Solihull Metropolitan Borough Council~~** identified a need for an additional **~~19~~ 8** permanent pitches in Birmingham by **~~2017~~ 2031. ~~It is likely that need can best be met through two sites.~~** The GTAA also identified a need for **~~up to 10~~ 10 – 15** transit pitches and **recommended that 5 stopping places be provided. ~~Transit sites are permanent~~**	To reflect the requirements of national policy and the updated Gypsy and Traveller Assessment.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			~~**sites intended for temporary use where the length of stay generally varies between 28 days and 3 months.**~~**"** Amend paragraph 8.35 as follows; "There is currently one site for Travelling Showpeople in the city. ~~**This is fully occupied and an alternative larger site may be required at some stage.**~~ **This has sufficient spare capacity to accommodate additional needs up to 2031."** Add additional paragraph after paragraph 8.35 as follows **"The City Council will identify sufficient sites to address identified need in accordance with relevant national planning guidance, currently the PPTS. In particular a five year supply of specific deliverable sites will be maintained. Two sites at Hubert St/Aston Brook St East and Rupert St/Proctor St have been identified and are shown on the policies map. These sites are of sufficient size to provide a five year supply and may, subject to good design, also be sufficient to meet identified needs for years six to ten."** Amend paragraph 8.36 as follows: "The City Council will review the level of need periodically during the plan period.~~ **and will identify sites to address need in accordance with the relevant national planning policy or guidance.**~~ **The broad location of search for additional sites required beyond the first five years, either**	

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			to meet additional needs or to help meet current needs, will be the South Western part of the city's urban area. ~~The criteria based policy will be used in determining applications for sites to meet the needs within Birmingham.~~ **The criteria set out in the policy will be used to assess the suitability of potential sites and to determine planning applications. When sites have been identified in line with national policy, planning permission will not be granted for sites in the green belt."**	
PMM71	118	Policy TP35 Education	Amend the third paragraph as follows: "Proposals for new ~~**schools**~~ **education facilities** should…." Amend the first bullet as follows 'Have safe access by cycle and walking as well as by car **and incorporate a school travel plan.'**	For clarification and to reflect the Connectivity policies.
PMM72	119	Policy TP 36 Health	Amend the first bullet point as follows: • "Helping to tackle obesity and '~~**improve fitness**~~ **encourage physical activity** through the provision of open space and playing fields ….." Add the following additional bullet point: • "'**Making provision for open space and allotments (policy TP9)."** Amend the final sentence as follows:	To clarify the policy and to ensure that appropriate cross-references are in place.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			"Proposals for the development of new and the improvement of existing health care infrastructure required to support Birmingham's growing population will ~~**in general**~~ be ~~**promoted**~~ **permitted provided they meet the requirements of other policies."**	
PMM73	122	Policy TP37 A Sustainable Transport Network	Add an additional bullet point as follows: • **"In some circumstances, the re-allocation of existing roadspace to more sustainable transport modes."**	For completeness.
PMM74	125	Policy TP39 Cycling	Amend bullet 4 of the policy as follows: **"•** Improving cycle security with upgraded parking and trip end facilities within the City Centre and local centres **and at railway stations."** Add the following additional bullet point: **"• Ensuring that new development incorporates appropriately designed facilities which will promote cycling as an attractive, convenient and safe travel mode"**	To reflect the importance of cycling.
PMM75	126	Policy TP 40 Public Transport	Amend the third bullet of the Bus and Coach section as follows: • "….through initiatives such as ~~**SMART routes and other**~~ bus priority measures and infrastructure." Amend bullet 3 of the rail section as follows:	For accuracy, consistency and completeness and to reflect the HS2 proposals.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			"The provision of new stations at Kings Heath, Hazelwell and Moseley on the Camp Hill route, **Castle Vale,** Walmley, **Sutton Coldfield Town Centre** and Sutton Park on the Sutton Park route **and** at the Fort and Castle Vale **on the Tamworth route.** ~~**and at Soho Road on the Wolverhampton and Walsall route."**~~ Add at the end of the rail section: **"The Council will continue to protect land within the designated HS2 Safeguarding Area. The area covered by the most recently issued Safeguarding Direction, at the time of the adoption of this plan, is shown on the Policies Map. Further updated Safeguarding Directions, which would supersede the HS2 Safeguarding Area shown on the Policies Map, may be issued by the Secretary of State for Transport and will be available at http://www.hs2.org.uk/developing-hs2/safeguarding"** Add the following at the end of the first paragraph of the Rapid Transit section: **"This will include cross-boundary routes, for example to the Black Country."** Amend the second paragraph of the Rapid Transit section as follows; "In particular support for:	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			• **A new Metro station at All Saints** • An extension of the Midland Metro Tram network from New St to Centenary Square **and Five Ways Edgbaston.** • ~~**Bus Rapid Transit routes from the City Centre along the Walsall Road and Hagley Road.**~~ • ~~**A rapid transit link between the City Centre and Birmingham Airport and the proposed HS2 interchange in Solihull.**~~ • **An extension of the Midland Metro Tram network to Eastside and the Curzon Street High Speed 2 station.** • **Additional SPRINT/Rapid Transit routes with cross city centre links on a number of key corridors including but not limited to:** **Birmingham City Centre – Walsall** **Birmingham City Centre – Quinton** **Birmingham City Centre – Bartley Green** **Birmingham City Centre – Longbridge** **Birmingham City Centre – Airport (via East Birmingham)**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Birmingham City Centre – Airport (via A45) **Birmingham City Centre – Maypole/Druids Heath** **Birmingham City Centre – Sutton Coldfield** **Birmingham City Centre – Kingstanding** **Outer Circle/Route 11 Orbital"**	
PMM76	127	Policy TP40 – Reasoned Justification	Amend paragraphs 9.28 to 9.31 as follows: 9.28 However, the City's suburban rail network is of only limited size and in need of enhancement, particularly as levels of commuting are rising and journey lengths increasing. There are no local train services to existing stations on lines from Birmingham to Tamworth and Nuneaton and there are no local stations or local passenger services on the following lines: • Camp Hill route (Kings Heath, Hazelwell, Moseley). • Water Orton Corridor (Fort and Castle Vale). • Sutton Park Line (**Castle Vale**, Walmley, **Sutton Coldfield Town Centre** and Sutton Park). **The delivery of the Camp Hill Chord and Water Orton Corridor schemes are required to enable these local services, whilst offering additional benefits to help relieve capacity constraints at New Street Station and the national rail freight network running through the region.**	To explain the purpose of the HS2 safeguarding Zone and update background information.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			9.29 Centro manage a number of Park and Rides within the City that are linked to suburban rail stations. Currently these sites provide over 2200 parking spaces. These are supplemented by additional sites in the other West Midlands Districts which provide additional capacity and reduce the length of commuter car trips on Birmingham's road network. There is potential to increase park and ride provision alongside proposals to increase the capacity of the suburban rail network. In some cases this may require decked car parking to be provided at suburban stations **along with localised access improvements and controlled parking measures. In addition, pedestrian and cyclist accessibility may need improvement to enhance modal interchange including at Five Ways Station on the edge of the City Centre.** 9.30 Rapid Transit provides a fast and reliable travel mode which can encourage more sustainable travel patterns, improve access to key employment locations and complement the City's existing bus and heavy rail public transport networks**. As such, it is a key component of the City Council's Birmingham Connected transport strategy.** 9.31 The City's Metro line between Snow Hill station and Wolverhampton is currently being extended to New Street Station **and Centenary Square, with a further extension proposed to Five Ways Edgbaston**. To augment existing local bus and heavy rail ~~**Metro**~~ services on certain key corridors, options are being considered for the route connecting Birmingham City Centre and Birmingham	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Airport/Solihull which would serve major growth, development and regeneration sites in the City Centre, Meadway, Bordesley Park, Birmingham Business Park and the NEC, before connecting to Birmingham Airport**/Solihull**. The system would also serve HS2 stations, **with initial extensions planned to Eastside, the Curzon High Speed 2 station and Adderley Street**. Consideration is also being given to the introduction of alternative rapid transit systems including **SPRINT/**bus rapid transit, **with a range of corridors identified in the City Council's Birmingham Connected transport strategy. Such services would be fast and reliable, operate with high quality vehicles and where practically possible have priority use of the highway network. Key routes include connecting the City Centre with the Airport (via A45), Bartley Green, Kingstanding, Longbridge, Maypole/Druids Heath, Quinton, Sutton Coldfield and Walsall. Movements will also be considered on the Outer Circle/Route 11 orbital along with cross boundary services. Interchange between modes will be strongly supported, with good access for pedestrians and cyclists forming key elements of all scheme proposals. The design of SPRINT/ bus rapid transit routes will be undertaken so as to not preclude future Metro operations.** Add the following additional paragraph after paragraph 9.31 **"The High Speed 2 (HS2) Safeguarding Zone is a designation put in place by the Government. Safeguarding means that, except where that type of application for**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			planning permission is exempted, LPAs must consult HS2 Ltd on any application for planning permission, or undecided applications for planning permission, which fall within the safeguarded areas. HS2 Ltd must then respond to the consultation within 21 days, or by an agreed date. If HS2 Ltd objects to a planning application and the LPA are minded to approve it, they must first notify the Secretary of State for Transport. The Secretary of State can within 21 days then either notify the LPA that he/she has no objections to permission being granted, or issue a direction restricting the granting of planning permission for that application. The purpose of the designation is to ensure that proposed developments within the safeguarded area do not negatively affect the delivery of the nationally important HS2 proposals. The designation does not necessarily mean that all of the land within the safeguarding zone will be required for the construction of HS2."	
PMM77	128	Policy TP41 Freight	Add at the end of the policy: **"Where freight movements result in negative environmental impacts, the Council will consider the use of restrictions on the size and type of vehicles and access restrictions at certain times to address this."**	For completeness.
PMM78	128	Policy TP41 – Reasoned Justification	Add at the end of paragraph 9.34. **"In applying this policy the Council will also have regard to the West Midlands Metropolitan Freight Strategy and**	For clarification.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Centro's Urban Road Freight Network."	
PMM79	131	Policy TP43 Traffic and Congestion Management	Amend the first bullet as follows: • "Route management strategies ~~**incorporating the 'Smart Route' approach**~~ on key routes…."	For accuracy.
PMM80	131	Policy TP43 – Reasoned Justification	Amend the first sentence as follows: ~~**"The 'Smart Routes' concept, which aims**~~ **Measures** to maximise the effectiveness of……"	For accuracy.
PMM81	134	Policy TP44 Accessibility Standards for New Development	Add the following to the second bullet point: **"In circumstances where this standard is not achievable, accessibility to bus services should be in line with Centro's accessibility standards."**	To provide clarification.
PMM82	134	Policy TP44 – Reasoned Justification	Add a new paragraph after paragraph 9.60 as follows: **"Centro's accessibility standards can be found on Centro's website (**http://www.centro.org.uk/transport/bus/access-standards/**)"**	To provide clarification.
PMM83	140		Add additional policy as follows: **"Developer Contributions** **Policy TP46 Developer Contributions** **Development will be expected to provide, or contribute**	For clarification, accuracy and to ensure that appropriate weight is given to the section dealing with developer contributions.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			towards the provision of: • **Measures to directly mitigate its impact and make it acceptable in planning terms.** • **Physical, social and green infrastructure to meet the needs associated with the development.** **Why we have taken this approach:** **10.11 These contributions will be sought in line with Circular 05/2005, Community Infrastructure Levy regulations or successor regulations/guidance. The City Council will, where appropriate, seek to secure site specific measures through planning obligations. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact on the site and surrounding area. Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Local Plan, and will ensure any new developments will provide the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve the development, and to offset any consequential planning loss to the local area which may result from the development. Developer contributions in the form of the Community Infrastructure Levy will contribute towards strategic infrastructure to support the overall development in the BDP.** **10.12 Planning Obligations - such obligations under**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			Section 106 of the Town and Country Planning Act 1990 (as amended) will continue to be used as a mechanism to make development proposals acceptable in planning terms, that would not otherwise be acceptable. Section 106 agreements will continue to be used to secure affordable housing, and on site public open space in residential development, ensure the development or use of land occurs in specific ways; and require specified operations or activities to be carried out. **10.13 Community Infrastructure Levy - the Community Infrastructure Levy (CIL) came into force in April 2010 and allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The CIL is a set levy based upon the type of use and floorspace proposed and provides a standardised method for calculating contributions. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. The City Council is putting in place a CIL to support the delivery of the sustainable growth agenda set out in the BDP.**	
PMM84	144	Monitoring	Add new paragraphs after para 11.4 as follows: **"In relation to the key targets for growth (housing, employment, offices and retail) monitoring will focus on**	To provide additional measures.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			measuring progress towards the achievement of the targets set in the plan. In the event that the supply of land falls significantly behind that required to achieve the targets set out in the Plan, the Council will undertake a review of the reasons for this and if this indicates that it is necessary, a review of the Plan will be undertaken. **Key indicators which would trigger this are:** • **A failure to provide a 5 year housing land supply with following monitoring years indicating no recovery in the position.** • **Housing completions fall significantly beneath the targets in the housing trajectory over any rolling 5 year period.** • **A failure to provide the minimum reservoir of best quality employment land with the following monitoring years indicating no recovery in the position.** • **An inadequate supply of sites for offices to meet the targets set in the Plan.** • **An inadequate supply of retail sites to meet the targets set in the Plan.** **The Council will also monitor progress in providing for and delivering the 37,900 homes required in neighbouring**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			areas. This will focus on: • **the progress of neighbouring Councils in undertaking Local Plan reviews to deliver housing growth to meet Birmingham's needs.** • **the progress of neighbouring Councils in delivering the housing targets set in their plans.** • **the extent to which a 5-year housing land supply is maintained in neighbouring areas.** **If it becomes clear that progress is falling short of the level required, the Council will undertake a review of the reasons for this and if this indicates that it is necessary, a review of this Plan will be undertaken.** **Key indicators which would trigger this are:** • **Failure of a relevant Council to submit a replacement or revised Local Plan for examination within three years of the adoption of this Plan.** • **Failure of Councils within the Greater Birmingham Housing Market Area to maintain a 5 year housing land supply with following monitoring years indicating no recovery in the position.** • **Housing completions within the Greater Birmingham Housing Market Area fall significantly beneath the planned targets in housing trajectories**	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			<u>over any rolling 5 year period."</u> Amend the following : • Policy PG1: "Net/gross dwelling completions **<u>in the City Council area.</u>** **<u>Net/gross dwelling completions in other Council areas that contribute to meeting the City's housing needs."</u>** • Policy PG3: "~~**No specific indicators**~~ **<u>See indicators TP12 and TP29"</u>** • Policy TP8 (third indicator): "Number of approved development proposals adversely affecting **<u>or</u>** **<u>providing positive enhancement to</u>** the integrity of the wider ecological network (non-designated wildlife corridors and stepping stones)" • Policy TP12 (second indicator): "Number of applications approved adversely affecting **<u>or providing</u>** **<u>positive enhancement to</u>** a designated heritage asset or its setting." • Policy TP12 Add:	

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			“Number of completed Conservation Area Appraisals and Management Plans. **Number of heritage assets at risk.”** • Policy TP 24 Add: **“Number of tourists visiting the city.”** • Policy TP 29 (final indicator): “Completions by density **in relation to the targets set in the policy.”**	
PMM85	N/A	Policies Map	Revise the boundary of Core Employment Areas: • (A) At Longbridge to reflect a recent residential approval • (B) At Hamstead to reflect a recent supermarket approval. • (C) At Signal Point to remove an existing school • (D) In the Gun Quarter to remove existing student accommodation. • (E) At Lea Ford to remove SLINC (F) Show the developable area of the Peddimore employment site. (G) Delete proposed station shown on Camp Hill line at Sparkbrook and adjust location of proposed new station at All Saints to show it on the metro not the heavy rail line. Show Metro extension to Five Ways. Delete proposed station at Soho Rd on the Wolverhampton and Walsall route.	For consistency and accuracy and to ensure that the plan is up-to-date.

Reference	Page	Policy/ Section	Proposed Main Modification	Reason for Modification
			(H) Revise boundary of Woodgate Valley SLINC to exclude Asda (I) Revise designations of some centres as a consequence of Main Modification PMM55 (J) Amend to show the most recent HS2 Safeguarding Zone boundary (K) Correct the City Centre boundary growth area and show in a different coloured dotted line from the other growth areas to make it apparent that the part of Ladywood inside the Middleway falls within both the City Centre boundary and the Greater Icknield growth boundary. (L) Add sites proposed for gypsy and traveller accommodation as a consequence of Main Modification PMM69	